

TO LET RETAIL PREMISES

18 ALCESTER ROAD SOUTH
KINGS HEATH
BIRMINGHAM
B14 7PU



- ❖ PROMINENT MAIN ROAD LOCATION
- ❖ NET INTERNAL FLOOR AREA 139.6 SQM (1,503 SQ FT)

Regency Court
Suite 3d
2a High Street
Kings Heath
Birmingham
B14 7SW

Tel:
0121 441 3040

Regulated by RICS

LOCATION

The property is situated on Alcester Road South (A435), Kings Heath which is a major arterial route from central Birmingham to the south and the M42 motorway. The property occupies a prominent position near its junction with Vicarage Road, in a prime retail pitch close to Sainsbury's supermarket. Retailers within the immediate vicinity include, Boots, WH Smith, Superdrug and Poundland.

PROPERTY

A prominent mid parade retail unit extending to 1,503 sq. ft. (139.6 sqm) over ground and first floors. The property incorporates open plan retail space to the ground floor with ancillary accommodation to the first floor with a further W/C and a kitchenette. The property benefits from rear access for 2 cars.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	71.6	771
First Floor	68.0	732
Total Net Internal	139.6	1,503

LEASE TERMS

The premises are available by way of assignment of an existing lease expiring in November 2027 at £22,000 pax. Alternatively, we believe the existing lease could be surrendered and renewed on a new 5 or 10 year lease (subject to covenant check) at a rent of **£22,000 per annum** exclusive of rates and outgoing.

In line with the RICS Code of Practice for commercial leases, alternative terms may be considered.

VAT

All figures quoted are exclusive of VAT which will be added as required.

USE

The premises were last used as retail.

Prospective occupiers are strongly advised to make enquiries with Birmingham City Planning on 0121 303 1115 as to suitability for their intended use.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available on request.

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

The agents have not tested the services and prospective occupiers are advised to make their own enquiries regarding the adequacy and condition of these installations.

RATEABLE VALUE

The Valuation Office website states that the property is currently assessed as follows:

The VOA assessment in the 2026 list is:
Shop & Premises - **£21,500 RV**

Prospective occupiers are strongly advised to make independent enquiries of Birmingham Rating Authority on 0121 303 5509.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID will be required from the successful applicant.

VIEWINGS

Strictly by prior appointment with the sole agent Chivers Commercial.

Please contact Zafar Zackaria MRICS on **0121 441 3040**.

Email: zafar@chiverscommercial.co.uk



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:-

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Chivers Commercial has any authority to make or give any representation or warranty whatever in relation to this property.